119.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,200 / 754,200
					USE VALUE:	754,200 / 754,200
					ASSESSED:	754,200 / 754,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KREPELKA MARIE A
Owner 2:	
Owner 3:	
Street 1:	12 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,550 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Clapboard Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8550.000	279,700	900	473,600	754,200
Total Card	0.196	279,700	900	473,600	754,200
Total Parcel	0.196	279,700	900	473,600	754,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.61 | /Parcel: 351.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77142
GIS Ref:
GIS Ref:
Insp Date: 08/27/18

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,800	900	8,550.	473,600	754,300	754,300	Year End Roll	12/18/2019
2019	101	FV	230,600	1000	8,550.	473,600	705,200	705,200	Year End Roll	1/3/2019
2018	101	FV	230,600	1000	8,550.	405,900	637,500	637,500	Year End Roll	12/20/2017
2017	101	FV	230,600	1000	8,550.	378,800	610,400	610,400	Year End Roll	1/3/2017
2016	101	FV	230,600	1000	8,550.	324,700	556,300	556,300	Year End	1/4/2016
2015	101	FV	229,500	1000	8,550.	290,900	521,400	521,400	Year End Roll	12/11/2014
2014	101	FV	229,500	1000	8,550.	269,200	499,700	499,700	Year End Roll	12/16/2013
2013	101	FV	229,500	1000	8,550.	256,700	487,200	487,200		12/13/2012

!9270!

PRINT

Date	Time
12/10/20	23:46:13

LAST REV

Date	Time
09/24/18	12:12:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12547-668		11/1/1973		52,546	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2003	757	Re-Roof	6,200					
7/17/1992	315	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
8/27/2018	MEAS&NOTICE	BS	Barbara S
5/29/2009	Measured	189	PATRIOT
4/17/2000	Missed Appt.	276	PATRIOT
2/14/2000	Measured	268	PATRIOT
12/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77142
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8550		Sq. Ft.	Site		0	70.	0.79	4									473,551						473,600	

Total AC/HA: 0.19628 | Total SF/SM: 8550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 473,551 | Spl Credit | Total: 473,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	103253
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405422
Depreciation:	125681
Depreciated Total:	279741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

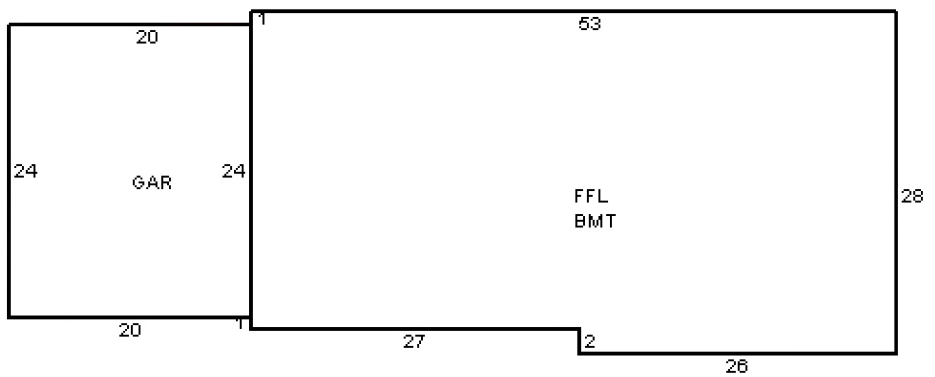
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.71
Special Features:	0	Val/Su Net:	83.74
Final Total:	279700	Val/Su SzAd	195.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,430	50.850	72,713
FFL	First Floor	1,430	127.920	182,925
GAR	Garage	480	20.160	9,675

Net Sketched Area:	3,340			Total:	265,313
Size Ad	1430	Gross Are	3340	FinArea	2145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	36X14	A	AV	1970	2.99	T	39.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900